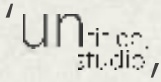



# Shyam242

DEVELOPER  
**SADGURU BUILDCON**

Shyam 242, Lambha Mandir Road,  
Opp. Khajuriya Hanuman Mandir, New TP Road,  
Near Akshar Villa Bungalows, **Lambha - 382 405**

+91 9723 230 242 | +91 9978 878 858  
Sadguru.buildcon10@gmail.com  
www.ShyamRealty.com

Architect	Structure
	
+91 90330 02573	09904535802



Terms & Conditions :

1. The following will be charged extra in advance as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection.
2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members.
3. Possession will be given only after one month of settlement of all accounts.
4. Continuous default in payments leads to cancellation. 20% Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member.
5. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all.
6. Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances.
7. Internal changes will only be permitted with prior permission.
8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect.
9. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.
10. Any plans, specification or information in this brochure can not from part of an offer, contract or agreement.
11. This brochure does not contain any legal Part as per rera.

Rera No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA11366/040323  
W. www.gujrera.gujarat.gov.in

# 242

FAMILY FOREVER

1 & 2 BHK  
APARTMENTS  
& SHOPS



# Shyam242



242

**INDULGE  
IN OPULENT  
LIVING**



At Shyam 242, we know your home is more than just a place to live.

It's where you create memories and build your future. Our community is designed to provide you with a perfect living space that is both comfortable and functional. We are committed to offering you a home that you'll love and cherish for years to come, with a focus on quality and attention to detail.

ELEVATE YOUR  
EXPECTATIONS

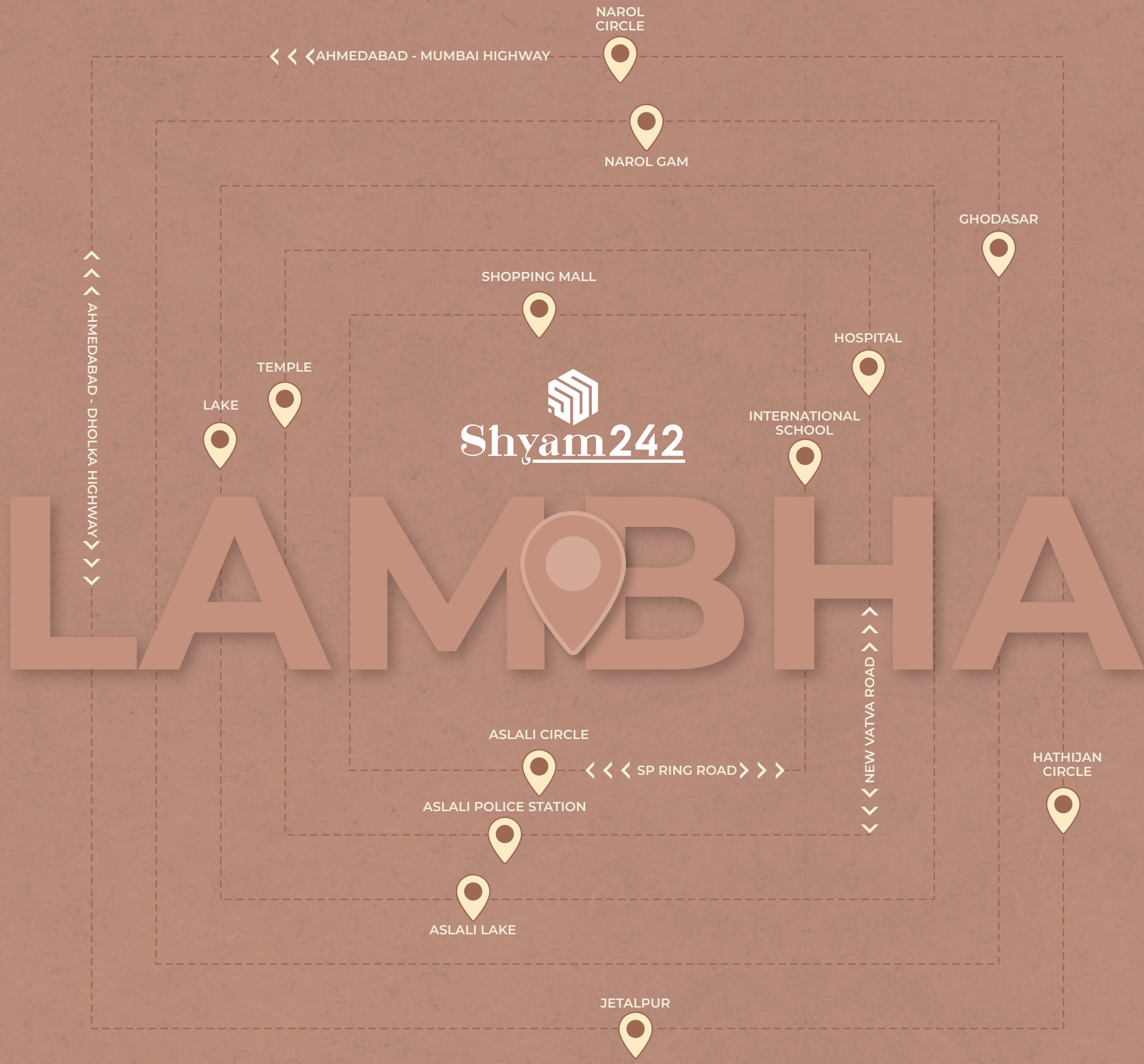


 14  
Storey  
Residence

 02 Level  
Basement &  
Ground Parking

 Ultra  
Modern  
Amenities





**ELEVATE YOUR ADDRESS**

The location offers a vibrant and bustling community with easy access to all your daily needs. With 2 floors of retail shops, everything you need is just a few steps away. The area offers a great mix of traditional and modern amenities, including schools, parks, shops, and restaurants. Come home to a welcoming community and enjoy the best of Lambha living at Shyam 242.



## ELEVATE YOUR CONNECTIVITY

Enjoy the convenience of living in a prime location that connects you to major metro cities while experiencing the comforts of a modern home at Shyam 242. With easy connectivity to S P Ring Road, you'll have access to National Expressway 1 and the Golden Quadrilateral, making it effortless to travel to Baroda, Surat, Delhi, Kolkata, Mumbai, and Chennai.

### NEAR BY



School  
1.7km



Hospital  
1.7km



General Store  
0.25km



Restaurant  
1.4km



Petrol Pump  
1.0km



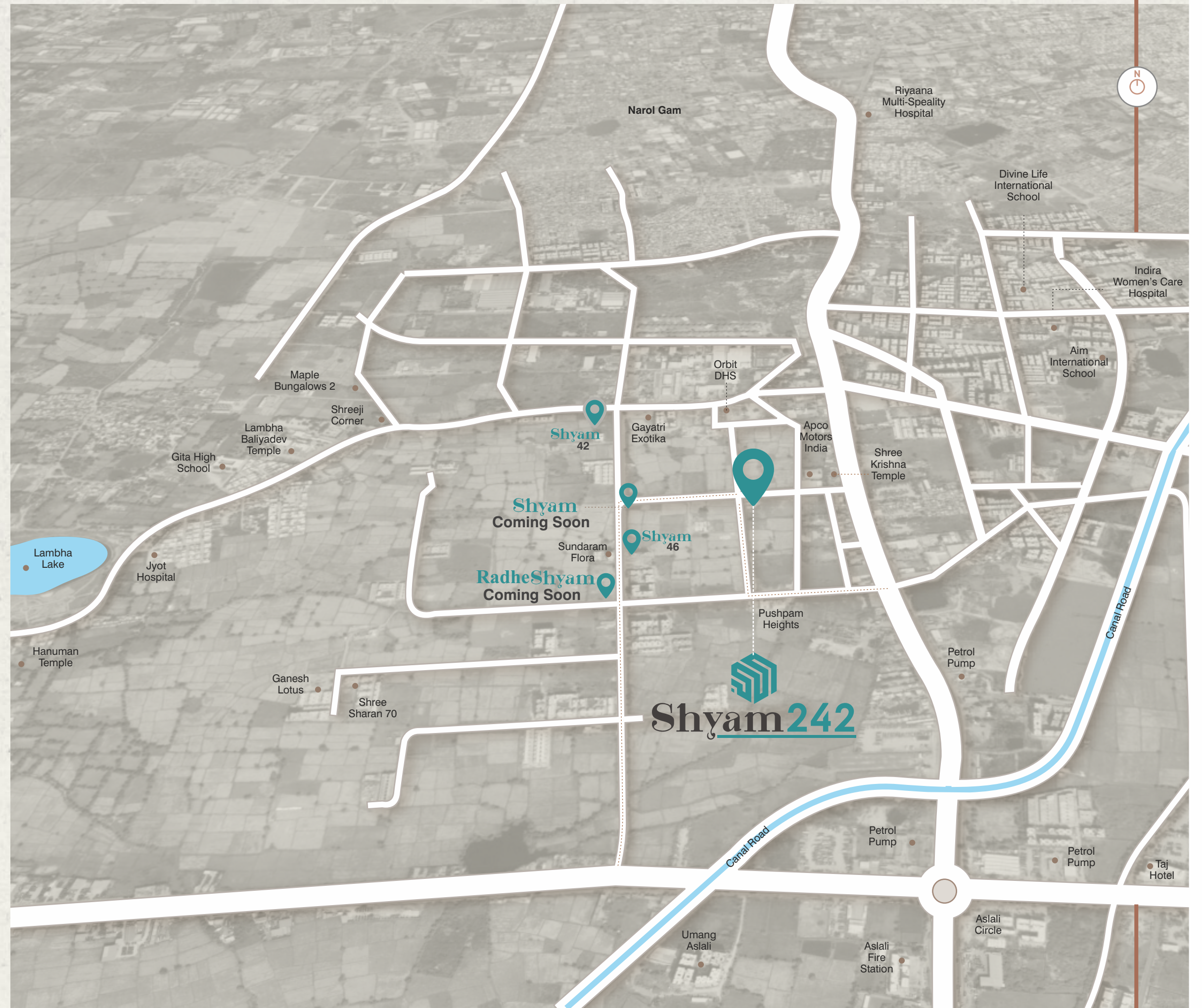
Temple  
0.5km



BRTS  
1.4km



Vadodara  
Express Highway  
1.4km







ELEVATE  
YOUR  
CLASS





ELEVATE  
YOUR  
**LIFESTYLE**

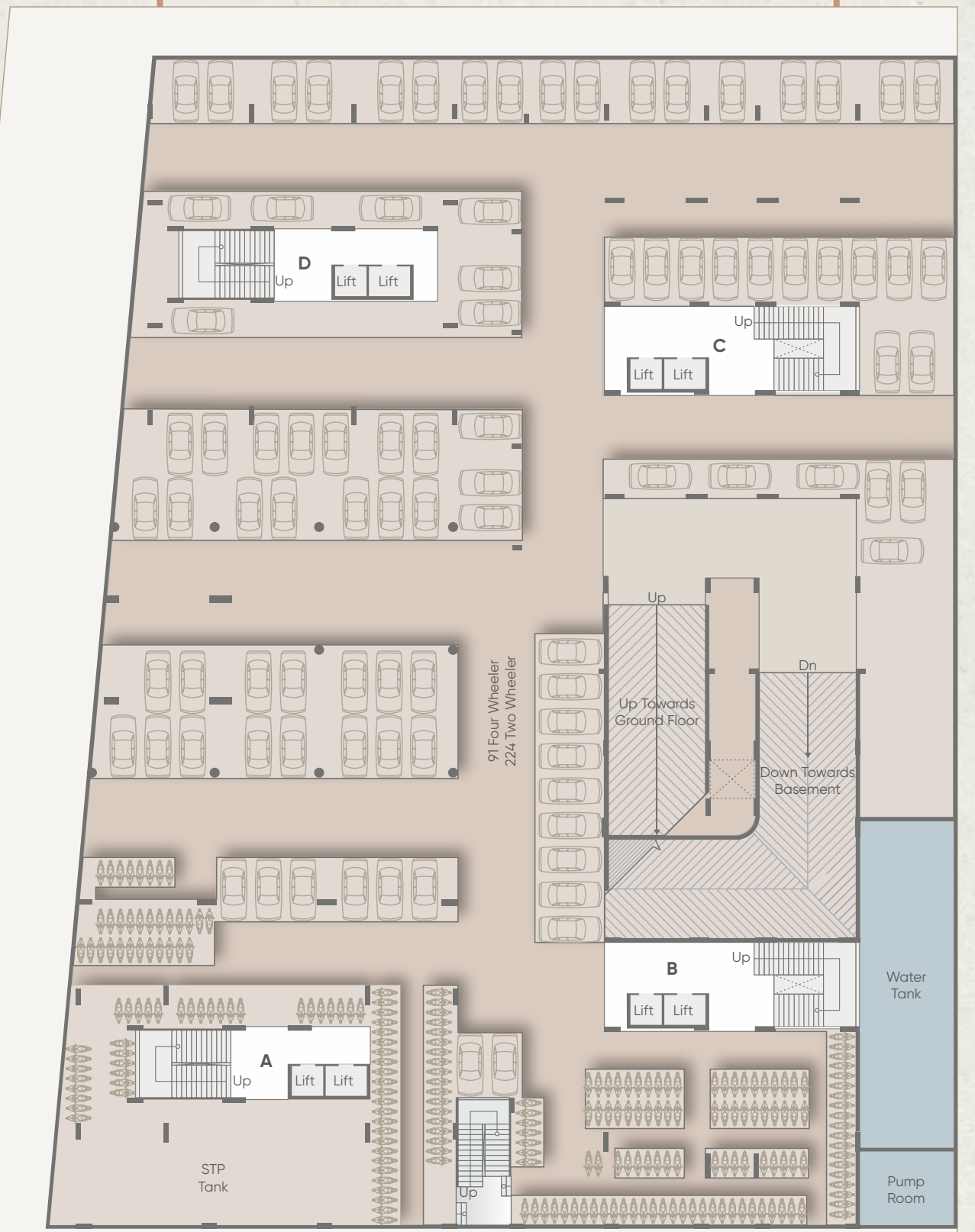
Shyam 242 is a place to call home for those who appreciate beauty and sophistication, for those who understand the importance of living in a connected location and with abundant amenities that make life more joyful.



Basement -2



Basement -1



18 MTR . MAIN ROAD

18 MTR . MAIN ROAD



SHOP No.	Size	Carpet Area (in Sq.Ft.)	Shop No.	Size	Carpet Area (in Sq.Ft.)	Shop No.	Size	Carpet Area (in Sq.Ft.)	Shop No.	Size	Carpet Area (in Sq.Ft.)
01	26'2"x17'4"	453.37	04	26'2"x10'4"	271.31	07	26'2"x18'11"	493.61	10	26'2"x9'9"	254.84
02	26'2"x9'10"	256.40	05	26'2"x10'0"	261.37	08	26'2"x10'0"	261.37	11	26'2"x20'0"	523.10
03	26'2"x9'10"	256.40	06	26'2"x17'4"	453.37	09	26'2"x10'0"	261.73			

## GROUND FLOOR LAYOUT

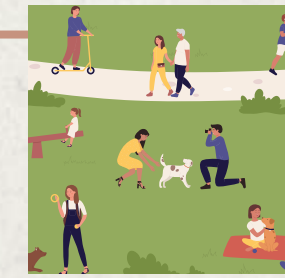


18 MTR . MAIN ROAD

# 50+

AMENITIES

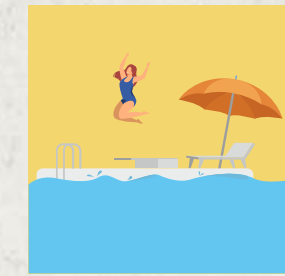
- 2 Level basement parking
- Allotted car parking
- 24 Hrs water supply
- Goods/Strecher lift
- Rain water harvesting
- Solar panel for common area
- Fibre connection for internet
- DTH connection
- Commercial entrance plaza
- Commercial area passage
- Evergreen dense plantation
- Double wall protection
- Gazebo
- STP Plant
- Security 24\*7
- Fire safety
- Ambiance lighting
- Pump room
- Changing room
- Handicapped toilet
- M. Toilet
- F. Toilet



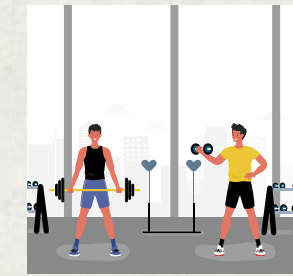
TROPICAL LANDSCAPE AREA



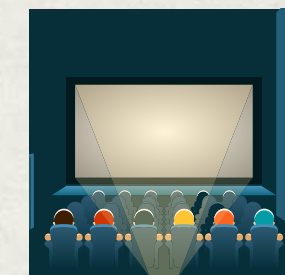
SKATING RINK



LARGE SWIMMING DECK & SWIMMING POOL



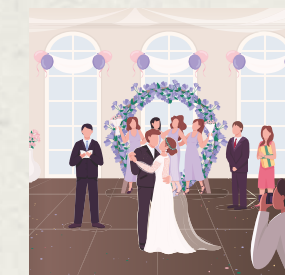
GYM AREA



HOME THEATRE



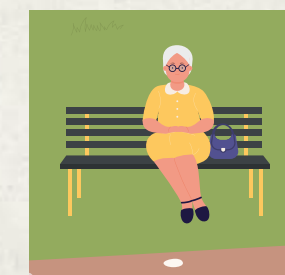
OUTDOOR PLAY AREA



MULTI-PURPOSE HALL



BOX CRICKET



SENIOR CITIZEN SIT-OUT



DOUBLE WALL PROTECTION

## Amenities

- |                             |                                  |                                |                                     |
|-----------------------------|----------------------------------|--------------------------------|-------------------------------------|
| 01 Double Heighted Entrance | 08 GYM                           | 14 Comm. Hall                  | 21 Children's Play Area             |
| 02 Floral Garden            | 09 Skating Ring                  | 15 Kitchen Space               | 22 Elevated Sitting Deck            |
| 03 Security Cabin           | 10 Tropical Garden               | 16 Volleyball/ Badminton Court | 23 Swimming Pool Deck Area          |
| 04 School Bus Pick-Up       | 11 Granite Paved Walkway         | 17 Temple                      | 24 Swimming Pool                    |
| 05 Fountain                 | 12 Swiggy/Zomato/ Parcel Parking | 18 Toddler's Room              | 25 Home Theatre above Swimming Deck |
| 06 Featured Wall            | 13 Senior Citizen Seat - Out     | 19 Indoor Game                 | 26 Semi Covered Sitting Area        |
| 07 Swing Plaza              |                                  | 20 Box Cricket                 | 27 Stage For Event                  |
|                             |                                  |                                | 28 Event Plaza                      |

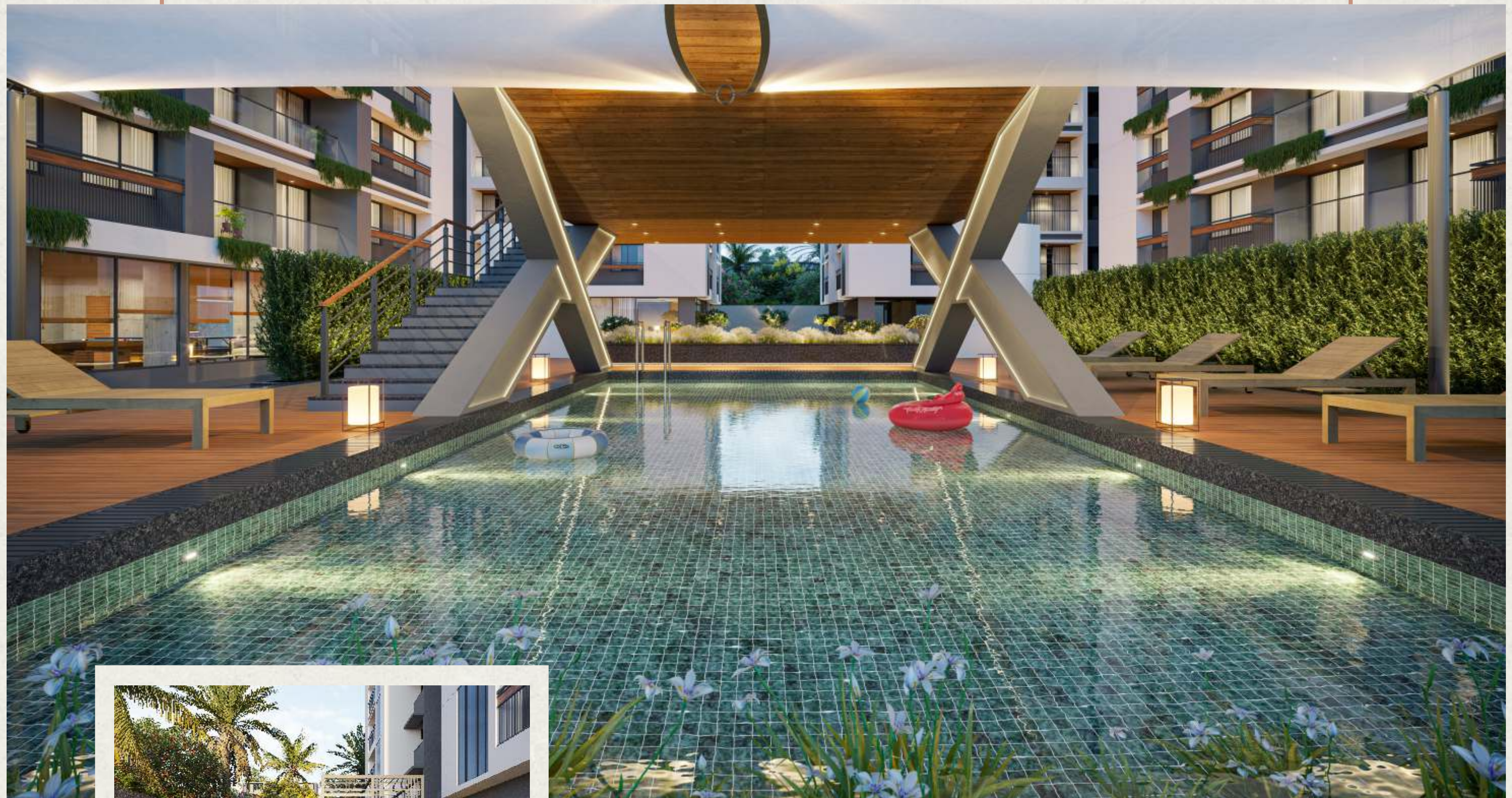


ELEVATE  
YOUR  
GAME

Experience a life of luxury and leisure. From the elegant entrance and reception area to the inviting swimming pool with deck, volleyball/badminton court, and community hall, indulge in endless possibilities for leisure and relaxation. Stay active with yoga or hit the gym in dedicated spaces or just come in for a fun indoor game session.







While your children are busy making new friends in the play area, take a refreshing dip in our inviting swimming pool with your like minded friends. Enjoy some quality time together, unwind, and recharge.

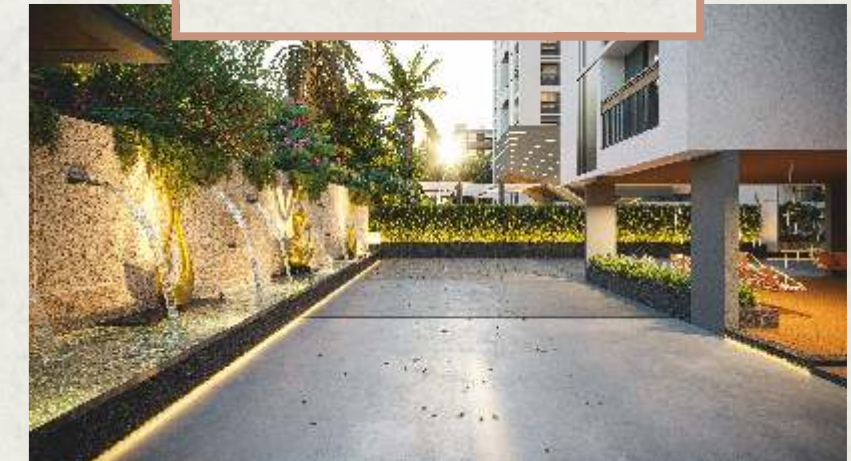
ELEVATE  
YOUR  
**REJUVENATION**





ELEVATE  
YOUR  
**ME-TIME**

Escape the everyday chaos and elevate your me-time. Work up a sweat in the state-of-the-art gym, catch the latest blockbusters in the home theatre, or host parties and events in the elegant banquet hall. With everything you need for the ultimate relaxation and entertainment, make every moment count and treat yourself to the best that Shyam 242 has to offer.





Shop No.	Size	Carpet Area (in Sq.Ft.)	Shop No.	Size	Carpet Area (in Sq.Ft.)	Shop No.	Size	Carpet Area (in Sq.Ft.)	Shop No.	Size	Carpet Area (in Sq.Ft.)
12	25'9"x17'4"	446.82	15	17'2"x10'4"	178.40	18	17'2"x18'11"	324.58	21	31'7"x9'9"	307.88
13	17'2"x9'10"	168.60	16	17'2"x10'0"	171.87	19	31'7"x10'0"	315.68	22	40'1"x20'0"	803.65
14	17'2"x9'10"	168.60	17	17'2"x17'4"	298.12	20	31'7"x10'0"	316.21			

### FIRST FLOOR LAYOUT



18 M T R . M A I N R O A D

### TYPICAL FLOOR LAYOUT



18 M T R . M A I N R O A D



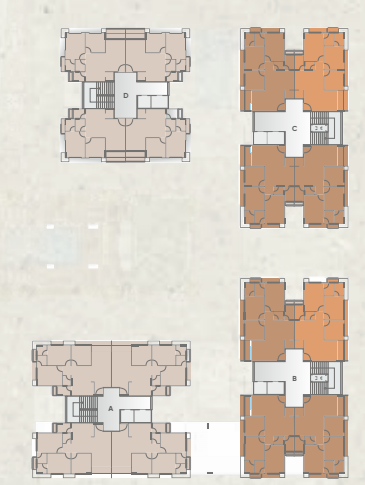
# TOWER A



Entry



TOWER B & C





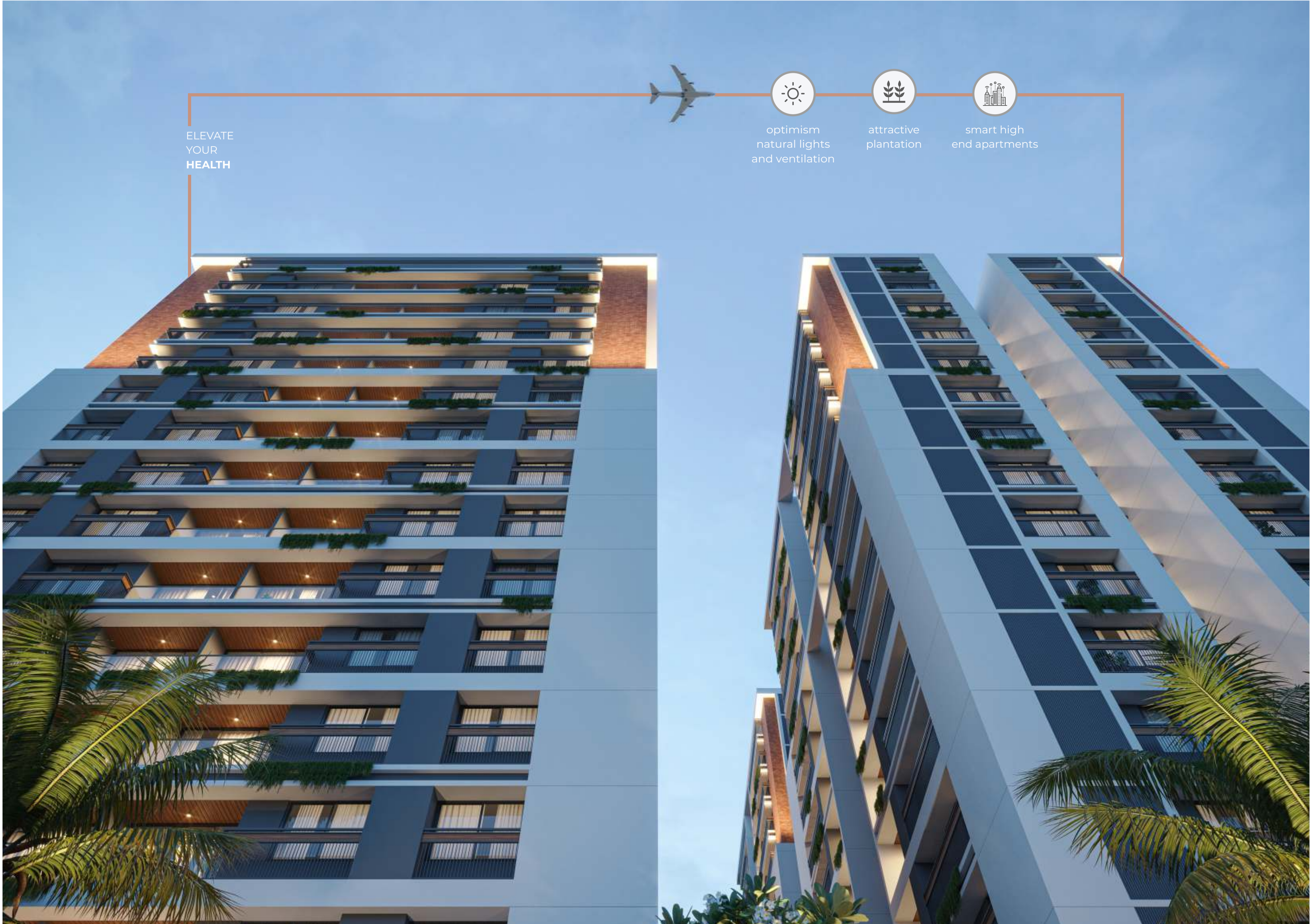
TOWER D



Entry







ELEVATE  
YOUR  
HEALTH



optimism  
natural lights  
and ventilation



attractive  
plantation



smart high  
end apartments



## ELEVATE YOUR LIFE

At Shyam 242, we offer the perfect blend of family-friendly spaces and social amenities to help you create cherished memories with your loved ones. Come and experience it for yourself.



## SPECIFICATION

### Structure and Wall

#### Construction:

- Earthquake Resistant RCC Frame Structure Design.
- Internal Walls Finished with Putty and Primer.
- External walls Finished with Weather Proof Texture Paint over Double coat cured Plaster.

#### Electrification:

- Sufficient Electric Points with Concealed Premium Quality Wiring and Branded Modular Switches.

#### Water supply:

- 24 hour Ground Water supply through Overhead and Underground Storage Tanks.

#### Doors and windows:

- Flush Door with both side Laminate & Safety Locks.
- M.S Rolling Shutter with Colour for Shops / Showrooms.
- Powder Coated Aluminium Sliding / Glazing openable Window.

#### Flooring and Wall Cladding:

- Premium Vitrified Tiles Flooring with Skirting in all units.
- Passage Area & Staircase with Premium Quality Vitrified Tiles / Granite.
- Granite or decorative wall cladding on Lift wall.